



**MINUTES**  
**OCONEE COUNTY COUNCIL MEETING**  
**Regular Meeting**  
**November 15, 2016**

**MEMBERS, OCONEE COUNTY COUNCIL**

Mr. Paul Cain, District III, Chairman  
Mr. Wayne McCall, District II, Vice Chairman  
Ms. Edda Cammick, District I, Chairman Pro Tem  
Mr. Joel Thrift, District IV  
Mr. Reg Dexter, District V

Oconee County Council met at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members, County Administrator Scott Moulder, County Attorney David Root and Elizabeth G. Hulse, Clerk to Council present.

**Press:** Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [[www.oconeese.com/council](http://www.oconeese.com/council)]. In addition it was made available [upon request] to the newspapers, radio stations, television stations and concerned citizens.

Members of the press present: Ray Chandler / Anderson Independent & Stephen Bradley / Daily Journal.

**Call to Order**

Mr. Cain called the meeting to order at 6:00 p.m.

**Public Comment Session**

Ms. Jean Jennings addressed Council in support for School District of Oconee County [SDOC] funding School Resource Officers [SRO's] with existing funding and opposition to the County accepting the Oakway Intermediate School from the SDOC.

Mr. Ryan Honea, Planning Commission member, addressed Council noting his resignation from the Commission at the end of the year after 22 years of serving and asked that Council continue to keep active [1] sewer expansion to I85, and [2] building a Spec Building at the Golden Corner Commerce Park [GCCP] utilizing Santee Cooper grand funding.

**County Council Response to Public Comment**

Mr. Cain, Mr. Dexter and Mr. Thrift all thanked Mr. Honea for his many years of dedicated service to Oconee County.

**Moment of Silence**

Mr. Cain asked for a moment of silence prior the Invocation by the County Chaplain.

**Invocation by County Council Chaplain:**

The County Council Chaplain gave the invocation.

**Pledge of Allegiance:**

Ms. Cammick led the Pledge of Allegiance to the Flag of the United States of America.

## **Approval of Minutes:**

Mr. Thrift made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve the November 1, 2016 meeting minutes as presented.

## **Administrator's Report & Agenda Summary**

Mr. Moulder briefly reviewed with Council and for the public's benefit specifics related to the following matters before Council at this meeting:

- Public Hearings: 2016-08, 2016-26, 2016-27, 2016-28, 2016-29 & 2016-31  
*[Mr. Moulder noted the need to amend the agenda to correct a Scribner error related to the two Sealed Air ordinances; stating that the ordinance numbers need to be amended and reversed]*
- Third & Final Readings: 2016-08, 2016-26, 2016-27, 2016-28 & 2016-29
- Second Readings: 2016-25, 2016-31 & 2016-34
- First Readings: 2016-35, 2016-36 [title only] & 2016-37 [title only]
- Discussion Items
- Committee Reports

## **Motion to Amend Agenda:**

Mr. Dexter made a motion, seconded by Mr. Thrift, approved 5 – 0 to amend the agenda to correct a Scribner error related to the two Sealed Air ordinances as follows:

- Ordinance 2016-27 changed to Ordinance 2016-28; and,
- Ordinance 2016-28 changed to Ordinance 2016-27.

## **Public Hearing Regarding the Following Ordinances**

**Ordinance 2016-08** "AN ORDINANCE TO **AMEND CHAPTER 38** "ZONING" OF THE OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO"

*[Tokeena Dairy Farm]*

Mr. Cain opened the floor for Public Comment.

Ms. Gwen McPhail addressed Council in support for passage of **Ordinance 2016-08**.

Mr. Cain opened the floor for any additional citizens wishing to address Council regarding this ordinance. No citizen addressed Council.

Mr. Cain asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Cain closed the Public Hearing regarding **Ordinance 2016-08**.

**Ordinance 2016-26** "AN ORDINANCE TO **AMEND CHAPTER 38** "ZONING" OF THE OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO"

*[Burns Mill/Sub2016-01]*

Mr. Cain opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Cain opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council.

Mr. Cain asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Cain closed the Public Hearing regarding **Ordinance 2016-26**.

**Ordinance 2016-28** "AN ORDINANCE TO DEVELOP A JOINTLY OWNED AND OPERATED INDUSTRIAL AND BUSINESS PARK (**SEALED AIR CORPORATION (US)**) IN CONJUNCTION WITH ANDERSON COUNTY, SUCH INDUSTRIAL AND BUSINESS PARK TO INCLUDE PROPERTY INITIALLY LOCATED IN OCONEE COUNTY AND ESTABLISHED PURSUANT TO SEC. 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO PROVIDE FOR A WRITTEN AGREEMENT WITH ANDERSON COUNTY TO PROVIDE FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXATION; AND OTHER MATTERS RELATED THERETO"

Mr. Cain opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Cain opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council.

Mr. Cain asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Cain closed the Public Hearing regarding **Ordinance 2016-28**.

**Ordinance 2016-27** "ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND **SEALED AIR CORPORATION (US)** PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES AND OTHER MATTERS RELATED THERETO"

Mr. Cain opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Cain opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council.

Mr. Cain asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Cain closed the Public Hearing regarding **Ordinance 2016-27**.

**Ordinance 2016-29** "AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A **LEASE AGREEMENT** BETWEEN OCONEE COUNTY AS LESSOR AND **CHRIST CENTRAL MINISTRIES, INC.** / CHRIST CENTRAL MINISTRIES OCONEE AS LESSEE FOR A PORTION OF THE FORMER OCONEE COUNTY DETENTION CENTER LOCATED AT 300 SOUTH CHURCH STREET, WALHALLA, SOUTH CAROLINA FOR PURPOSES OF A COMMUNITY RESOURCE AND SOLUTION CENTER; AND OTHER MATTERS RELATED THERETO

Mr. Cain opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Cain opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council.

Mr. Cain asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Cain closed the Public Hearing regarding **Ordinance 2016-29**.

**Ordinance 2016-31** "AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A RESIDENTIAL **LEASE AGREEMENT** BETWEEN OCONEE COUNTY AS LESSOR AND KENT CROOKS AS LESSEE FOR CERTAIN REAL PROPERTY, INCLUDING ALL IMPROVEMENTS THEREON, LOCATED AT **207 CROOKS ROAD**, SENECA, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO."

Mr. Cain opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Cain opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council.

Mr. Cain asked if any citizens wished to submit written comments regarding this ordinance; no citizen presented any written comments for the record.

Mr. Cain closed the Public Hearing regarding **Ordinance 2016-31**.

### **Third & Final Regarding the Following Ordinances**

**Ordinance 2016-08** “AN ORDINANCE TO **AMEND CHAPTER 38** "ZONING" OF THE OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO”

*[Tokeena Dairy Farm]*

Mr. Dexter made a motion, seconded by Mr. Thrift to approve **Ordinance 2016-08** on third reading.

Mr. Dexter made a motion, seconded by Mr. McCall, approved 5 – 0 to amend **Ordinance 2016-08** to remove parcels 320-00-01-017, 311-00-01-004, 302-00-01-003, 302-00-01-011 & 310-00-02-047 from the ordinance.

Mr. Cain called for the vote. The motion passed 5 – 0 to approve **Ordinance 2016-08** on third and final reading as amended.

**Ordinance 2016-26** “AN ORDINANCE TO **AMEND CHAPTER 38** "ZONING" OF THE OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO”

*[Burns Mill/Sub2016-01]*

Mr. McCall made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve **Ordinance 2016-26** on third and final reading.

**Ordinance 2016-28** “AN ORDINANCE TO DEVELOP A JOINTLY OWNED AND OPERATED INDUSTRIAL AND BUSINESS PARK (**SEALED AIR CORPORATION (US)**) IN CONJUNCTION WITH ANDERSON COUNTY, SUCH INDUSTRIAL AND BUSINESS PARK TO INCLUDE PROPERTY INITIALLY LOCATED IN OCONEE COUNTY AND ESTABLISHED PURSUANT TO SEC. 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO PROVIDE FOR A WRITTEN AGREEMENT WITH ANDERSON COUNTY TO PROVIDE FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXATION; AND OTHER MATTERS RELATED THERETO”

Mr. Dexter made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve **Ordinance 2016-28** on third and final reading.

**Ordinance 2016-27** “ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND **SEALED AIR CORPORATION (US)** PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES AND OTHER MATTERS RELATED THERETO”

Mr. Dexter made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve **Ordinance 2016-27** on third and final reading.

**Ordinance 2016-29** “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A **LEASE AGREEMENT** BETWEEN OCONEE COUNTY AS LESSOR AND **CHRIST CENTRAL MINISTRIES, INC.** / CHRIST CENTRAL MINISTRIES OCONEE AS LESSEE FOR A PORTION OF THE FORMER OCONEE COUNTY DETENTION CENTER LOCATED AT 300 SOUTH CHURCH STREET, WALHALLA, SOUTH CAROLINA FOR PURPOSES OF A COMMUNITY RESOURCE AND SOLUTION CENTER; AND OTHER MATTERS RELATED THERETO

Ms. Cammick made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve **Ordinance 2016-29** on third and final reading.

## **Second Reading for the Following Ordinances**

**Ordinance 2016-25** “AN ORDINANCE TO **AMEND CHAPTER 16** OF THE CODE OF ORDINANCES OF OCONEE COUNTY (**FLOOD DAMAGE PREVENTION**), PERTAINING TO ADOPTING UPDATED FLOOD INSURANCE RATE MAPS AND CHANGES ASSOCIATED WITH MAINTAINING GOOD STANDING IN THE NATION FLOOD INSURANCE PROGRAM; AND OTHER MATTERS RELATED THERETO”

Mr. Dexter made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve

**Ordinance 2016-25** on second reading.

**Ordinance 2016-31** “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A RESIDENTIAL **LEASE AGREEMENT** BETWEEN OCONEE COUNTY AS LESSOR AND KENT CROOKS AS LESSEE FOR CERTAIN REAL PROPERTY, INCLUDING ALL IMPROVEMENTS THEREON, LOCATED AT **207 CROOKS ROAD**, SENECA, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.”

Mr. Thrift made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve

**Ordinance 2016-31** on second reading.

**Ordinance 2016-33** “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A PURCHASE AND SALE AGREEMENT BY AND BETWEEN CARRA H. ORR, GLORIA FAYE ORR BASHNAN, GLENDA O. BROCK, AND SUSAN O. WEST AS SELLERS, AND OCONEE COUNTY AS PURCHASER, OF APPROXIMATELY **54.8 ACRES OF LAND**, INCLUDING ALL RIGHTS AND APPURTENANCES PERTAINING TO THE LAND, LOCATED AT **724 ROCK CRUSHER ROAD AND 698 ROCK CRUSHER ROAD** (TMS## 190-00-03-034 and 190-00-03-001), OVER A PERIOD OF TEN YEARS AND WITH ALL SUMS FUNDING THE PURCHASE DERIVING SOLELY FROM THE OCONEE COUNTY ROCK QUARRY ENTERPRISE FUND; AND OTHER MATTERS RELATED THERETO”

Mr. McCall made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve

**Ordinance 2016-33** on second reading.

**Ordinance 2016-34** “AN ORDINANCE DEVELOPING A **MULTI-COUNTY INDUSTRIAL AND BUSINESS PARK** WITH PICKENS COUNTY; AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT GOVERNING THE MULTI-COUNTY INDUSTRIAL PARK; AUTHORIZING THE INCLUSION OF CERTAIN REAL PROPERTY LOCATED IN OCONEE COUNTY IN THE MULTI-COUNTY INDUSTRIAL PARK; AND OTHER RELATED MATTERS.”

Mr. McCall made a motion, seconded by Mr. Dexter, approved 5 – 0 to approve

**Ordinance 2016-34** on second reading.

## **First Reading for the Following Ordinances**

**Ordinance 2016-35** “AN ORDINANCE AUTHORIZING THE DISSOLUTION OF THE SOUTH CAROLINA **WORKLINK WORKFORCE INVESTMENT CORPORATION**, A SOUTH CAROLINA NONPROFIT CORPORATION, ESTABLISHED TO SERVE AS THE LOCAL WORKFORCE INVESTMENT BOARD FOR THE WORKFORCE INVESTMENT AREA COMPRISED OF ANDERSON COUNTY, OCONEE COUNTY, AND PICKENS COUNTY, SOUTH CAROLINA AND CANCELLATION OF THE INTERGOVERNMENTAL AGREEMENT BY AND AMONG SAID COUNTIES; AND OTHER MATTERS RELATING THERETO.”

Mr. McCall made a motion, seconded by Ms. Cammick, approved 5 – 0 to approve

**Ordinance 2016-35** on first reading.



**Ordinance 2016-36 [title only]** “AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF EASEMENT RIGHTS TO AMERICAN LEGION POST 124 FOR THE PURPOSE OF PROVIDING ACCESS TO DISPOSE OF SANITARY SEWER INTO A PUBLICLY-OWNED SANITARY SEWER SYSTEM THAT CAN BE ACCESSED ON COUNTY-OWNED PROPERTY; AND OTHER MATTERS RELATED THERETO”

Mr. Dexter made a motion, seconded by Mr. Thrift, approved 5 – 0 to approve **Ordinance 2016-36** on first reading in title only.

**Ordinance 2016-37 [title only]** “AN ORDINANCE GRANTING CERTAIN EASEMENT RIGHTS TO BLUE RIDGE ELECTRIC COOPERATIVE NEAR THE OCONEE REGIONAL AIRPORT FOR THE PURPOSE OF RELOCATING EXISTING ABOVE-GROUND ELECTRICAL LINES TO UNDERGROUND LINES; AND OTHER MATTERS RELATED THERETO”

Mr. Dexter made a motion, seconded by Ms. Cammick, approved 5 – 0 to approve **Ordinance 2016-37** on first reading in title only.

### **Discussion Regarding Action Items:**

#### **RFP 16-07 / Airport Engineer & Consultant**

Mr. Dexter made a motion, seconded by Mr. McCall, approved 5 – 0 to approve the award of RFP 16-07 for Professional Services – Airport Engineer and Consultant, Phase Two, to W. K. Dickson & Company, Inc., of Columbia, SC for a five year term for services as needed.

#### **RFP 16-08 / Drilling & Blasting Services / Quarry / \$450,000**

Mr. Dexter made a motion, seconded by Mr. McCall, approved 5 – 0 to (1) approve Award RFP 16-08, Drilling and Blasting Services for the Oconee County Quarry to Elite Blasting Services, LLC, of Statesville, NC for an estimated amount of \$450,000, and (2) authorize the County Administrator to renew this contract for up to four one-year periods, provided their work is satisfactory.

### **Council Committee Reports**

#### **Real Estate, Facilities & Land Management**

Ms. Cammick read from a prepared statement [copy filed with these minutes] highlighting activities at the November 8, 2016 meeting.

#### **Budget, Finance & Administration**

Mr. Cain read from a prepared statement [copy filed with these minutes] highlighting activities at the November 8, 2016 meeting.

Ms. Cammick made a motion, seconded by Mr. McCall, approved 5 – 0 to direct the Administrator to proceed with the purchase of equipment and other related matters in order to begin live broadcasting of meetings in Council Chambers.

### **Old / Unfinished Business:**

None discussed at this meeting.

## **New Business:**

### **South Carolina Rural Infrastructure Authority [SCRIA] \$500,000 Water/Sewer Grant**

Mr. Cain noted receipt of a letter, dated November 8, 2016, [copy filed with these minutes] from SCRIA awarding \$500,000 to Oconee County for the Oconee Industry & Technology Park [OITP] for the water/sewer phase II project. Additionally he noted based on a South Carolina Department of Commerce new release, dated November 15, 2016, [copy filed with these minutes] that Oconee received one of the largest awards in the state.

Council congratulated Mr. Moulder, the Economic Development staff and our local delegation for their hard work in helping Oconee County receive these funds.

### **2016 Grant Successes**

Mr. Cain noted receipt of an email from Mr. Moulder, dated November 14, 2016, [copy filed with these minutes] which highlighted the efforts of our Grant Administrator, Ms. Sharon DeRidder:

- 46 grants applied for
- 33 grants awarded in amounts ranging from a few thousand dollars to over a million dollars
- Almost \$2.5 million awarded in grant funding
- 16 grants are currently being researched to ID if they meet our needs

Council thanked Mr. Moulder and Ms. Deridder for their efforts in obtaining these grants for Oconee County.

## **Adjourn**

Mr. Thrift made a motion, approved unanimously 5 – 0, to adjourn at 6:50 p.m.

Respectfully Submitted:

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Elizabeth G. Hulse  
Clerk to Council